

## Ratio Study Narrative 2025

General Information	
County Name	Noble

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Josh Pettit	219-508-2637	<a href="mailto:josh@nexustax.com">josh@nexustax.com</a>	Nexus Group

Sales Window	1/1/2023	to	12/31/2024
If more than one year of sales were used, was a time adjustment applied?			
<input type="checkbox"/> No	Explain, why not:		
<input checked="" type="checkbox"/> Yes	Explain the method used to calculate the adjustment: Only Commercial and Industrial Improved Sales were used outside of the one-year timeframe. This was to ensure the most robust data for trending. Noble County did not have enough resold property or paired sales to determine an accurate time adjustment for those 2023 sales used.		

Groupings
<p><b>Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.</b></p> <p><b>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</b></p>
<p>There were two groupings in the Res Improved study. Group 1 consists of Albion, York, and Jefferson Townships. These areas are all in Central Noble Schools and have at least part of their township within the town of Albion. This results in similar buying trends, as well as proximity to business and retail areas.</p> <p>Group2 is Allen and Swan Townships. Both are located in East Noble Schools, and on the Southside of Kendallville. Access to SR 3, direct-quick access to Fort Wayne is a big draw for the area.</p>

Group 3 is Perry, Sparta, and Elkhart. Like the above Group 1, there is a lot of similarity with being in the same school district and proximity to Ligonier of shopping and work opportunities. Additionally, these townships are Nobles most heavily Amish areas leading to a different market effect than in other areas of Noble County.

- These are the same groupings as 2024.

Additionally, in 2025 it was determined the parcels in Southern Allen and all of Swan are very similar. Allen and Swan both attend East Noble schools; Avilla is bisected by the township line and buyers and sellers have similar access to Kendallville to the North and Fort Wayne to the South via Hwy 3.

For the Commercial and Industrial Improved Study all sales were combined. While the property types vary across these sales, the nature of commercial and industrial buyers and sellers are similar enough to be representative as a single combined unit. In the case where 2023 sales were used, lack of paired sales or parcels selling more than once, made it difficult to determine a time trend. Thus, no adjustment was made.

### Cyclical Reassessment

**Please explain which townships were reviewed as part of the current phase of the cyclical reassessment. Also, list any townships where the number of parcels reviewed were more than the formally approved reassessment plan. Note: All parcels reviewed should meet the 25% requirement with the 2% tolerance threshold (23-27%)**

Per the Cyclical Reassessment Plan, various townships were reassessed for the Agriculture and Residential property groups, mostly in Orange, Noble, and Jefferson. For Commercial, Industrial and Exempt various townships needed part or all of their CIE reassessed to meet the percentage requirements. Please see the Reassessment Plan for details.

### Land Order

**The land order used for the January 1, 2025, assessment along with the Narrative (optional) will be published on DLGF's website. Please provide the following information:**

Date the land order was submitted to PTABOA.

TBD

